



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

9/18/2014

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Planning Library, 3rd Floor, 75 Calhoun St. The following applications were reviewed:

1 84 AMERICA STREET

SITE PLAN

Project Classification: MINOR DEVELOPMENT

Address: 84 AMERICA STREET

Location: PENINSULA

TMS#: 4590902147

Acres: 0.05

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: DR-2F

☒ new BP approval tracking

City Project ID #: 140909-84AmericaSt-1

City Project ID Name: TRC_SP:AmericaStEHampsteadSqNewMixedUseBuilding

Submittal Review #: COURTESY

Board Approval Required: BAR, BZA-Z

Owner: 84 AMERICA STREET, LLC

Applicant: LUKE MORRISON

843-329-3186

Contact: LUKE MORRISON

lpmorris1632@gmail.com

Misc notes: Construction of a building with a coffee shop on the ground floor and a residential unit on the second floor.

RESULTS: Revise and resubmit to TRC.

2 INTERNATIONAL CENTER II EXPANSION

SITE PLAN

Project Classification: MAJOR DEVELOPMENT

Address: 1301 CHARLESTON REGIONAL PARKWAY

Location: CAINHOY

TMS#: 2670000127

Acres: 28.97

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: LI

☒ new BP approval tracking

City Project ID #: 140715-1301CharlestonRegionalPkwy-1

City Project ID Name: TRC_SP:InternationalCenterIIExpansion

Submittal Review #: PRELIMINARY

Board Approval Required:

Owner: ARKA PROPERTIES GROUP, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

Misc notes: Construction plans for expanding a surface parking lot at warehouse facility.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

3 HOLDER OFFICE BUILDING

SITE PLAN

Project Classification: MAJOR DEVELOPMENT

Address: ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000155 & 157

Acres: 3.3

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: DI-TC (SC)

☒ new BP approval tracking

City Project ID #: 140715-FairchildSt-1

City Project ID Name: TRC_SP:HolderOfficeBuilding

Submittal Review #: COMBINED, 2ND REVIEW

Board Approval Required: BZA-SD

Owner: HPDI, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: TONY M. WOODY

woody.t@thomasandhutton.com

Misc notes: Construction plans for 75,000 square foot office building, parking lot and landscaping. Note: PDF Style: Master Set in GIS/applicant will pdf each member with outstanding comment responses.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#4 DANIEL ISLAND, PARCEL Q5, PHASE 1 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000155 & 157

Acres: 1.4

Lots (for subdiv): 3

Units (multi-fam./Concept Plans): -

Zoning: DI-TC

☒ new BP approval tracking

City Project ID #: 140818-FairchildSt-2

City Project ID Name: TRC_RC:DanielIslandParcelQ5phs1[Roads]

Submittal Review #: 2ND REVIEW - SUBDIV

Board Approval Required: PC

Owner: DANIEL ISLAND COMPANY, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: TONY WOODY

woody.t@thomasandhutton.com

Misc notes: Road construction plans for a portion of a public street.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

#5 PHILIP SIMMONS ELEMENTARY/MIDDLE SCHOOL**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2620000026

Acres: 47.98

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: PUD

☒ new BP approval tracking

City Project ID #: 140908-Clements FerryRd-1

City Project ID Name: TRC_SP:PhilipSimmonsElementary/MiddleSchool

Submittal Review #: COURTESY

Board Approval Required: PC (roads)

Owner: BERKELEY COUNTY SCHOOL DISTRICT

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: MICHAEL C. ROACH

roach.m@thomasandhutton.com

Misc notes: Construction plans for a new Berkeley County Elementary & Middle School campus.**RESULTS:** Revise and resubmit to TRC.

#6 PHILIP SIMMONS ELEMENTARY/MIDDLE SCHOOL (ESP)**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2620000026

Acres: 47.98

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: PUD

☒ new BP approval tracking

City Project ID #: 140908-Clements FerryRd-2

City Project ID Name: TRC_SP:PhilipSimmonsElementary/MiddleSchool[EarlySitePackage]

Submittal Review #: COURTESY

Board Approval Required: PC (roads)

Owner: BERKELEY COUNTY SCHOOL DISTRICT

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: MICHAEL C. ROACH

roach.m@thomasandhutton.com

Misc notes: Early Site Package for the new Berkeley County Elementary & Middle School campus.**RESULTS:** Revise and resubmit to TRC.

#7 PHILIP SIMMONS HIGH SCHOOL**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2690000065

Acres: 114.40

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: PUD

☒ new BP approval tracking

City Project ID #: 140908-Clements FerryRd-3

City Project ID Name: TRC_SP:PhilipSimmonsHighSchool

Submittal Review #: COURTESY

Board Approval Required: PC (roads)

Owner: BERKELEY COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING

843-566-0161

Contact: TAMMY HUGGINS

tammyh@adcengineering.com

Misc notes: Construction plans for new Berkeley County High school campus.**RESULTS:** Revise and resubmit to TRC.

8 THE REFINERY

SITE PLAN

Project Classification: MAJOR DEVELOPMENT

Address: 1630 MEETING STREET

Location: PENINSULA

TMS#: 4640600012, 021, 003

Acres: 3.9

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: HI

Misc notes: Construction of a new office and restaurant building.

☒ new BP approval tracking

City Project ID #: 140701-Meeting StreetRd-1

City Project ID Name: TRC_SP:TheRefinery

Submittal Review #: PRELIMINARY

Board Approval Required: DRB

Owner: FLYWAY SC, LLC

Applicant: CLINE ENGINEERING, INC.

Contact: MATTHEW CLINE, PE

843-296-1797

matt@clineeng.com

RESULTS: Revise and resubmit to TRC.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.